



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PELLEGRINO MINOR SUBDIVISION
PROJECT LOCATION: NYS ROUTE 207 (SOUTH SIDE)
SECTION 52 – BLOCK 1 – LOT 6
PROJECT NUMBER: 05-09
DATE: 13 APRIL 2005
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 4.7+/-
ACRE PARCEL INTO TWO (2) SINGLE FAMILY RESIDENTIAL LOTS.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

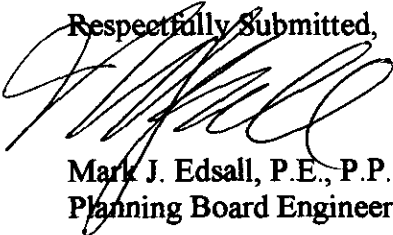
1. The property is located in the R-1 zoning district of the Town. The application proposes a Private Road to serve the two proposed lot, and continue access to an adjoining lot which has an access right-of-way thru the property.
2. I have reviewed the plan and it appears to comply with the current zoning, with the exception of one pre-existing non-conformity. Some corrections are needed to the bulk table as follows:
 - The bulk table should include requirements and provided information for both gross area and net area.
 - The bulk table should include information regarding Street Frontage and Minimum Livable Area (per code bulk table).
 - Correct required rear yard setback value.
 - Lot #1 has two front yards (95' & 46').
 - Correct Lot #2 front yard setback value (two values).
 - Verify development coverage values.
3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit six (6) sets of drawings (folded) and the environmental form for this purpose.

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations. ***I recommend a public hearing for this application given the existing right-of-way thru the property.***
5. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (to municipal boundaries; county or state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review. ***This application must be forwarded to OCPD. If acceptable to the Board, I will do so at this time.***
6. Submittal of this application/plan to the NYSDOT will be required for the Private Road Access to NYS Route 207. The applicant should prepare a plan set with all necessary details and submit same to the Planning Board at the next scheduled meeting, such that a referral can be made to NYSDOT.
7. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer